

SFB PLANNING COMMITTEE MEETING (20/2018)

MONDAY 12th OF NOVEMBER 2018 AT 17h45

THE EQUINOX 154 MAIN ROAD SEA POINT CAPE TOWN

MINUTE OF PLANNING MEETING

1. Welcome & Apologies

Apologies: Lauren Bolus, Victor Morris, Larry Aberman

Present: Ori Saban, Aris Vyanos, Gordon Metz, David Rose, David Polovin, Lizaan Loedloff

2. Previous Minutes

2.1. 29.10.2018 (19/2018)

Proposer: Gordon Metz

Seconder: David Rose

3. Matters Arising

3.1. ERF 1600 FRESNAYE 51 AVENUE FRESNAYE: Departures

– 23 NOV

(Application Number: 70414686)

- Departure:** Item 22(d): To permit the building (new storeroom plantroom and lift shaft) at ground storey to be setback 1.37m ILO 3m from the Eastern common boundary.
- Item 22(d): To permit the building (extended domestic staff quarters and bedroom) and ground storey to be 1.141m ILO 3m from the Western common boundary.
- Item 22(d): To permit the building (extended outdoor shower, lift shaft and scullery) at First Storey to be 0m; 1.374m and 1.594m ILO 3m from the Eastern common boundary.
- Item 22(d): To permit the building (lift shaft and extended bedroom) at Second Storey to be 1.374m ILO 3m from the Eastern common boundary.
- Item 22(d): To permit the building (extended garage and additions and alterations) at First storey to be 0m, 0.693m and 2.041m ILO 3m from the Western common boundary.
- Item 22(d): To permit the building (timber screen and box feature) at Second storey to be 0m, 0.682m, 2m, 2.02m ILO 3m from the Western common boundary.
- Item 22(f): To permit the building (garage) to be setback 0m ILO 5m from the Avenue Fresnaye.

Description: Additions and alterations to an existing 3 storey dwelling house.

Discussed: With substantial departures, 9 out of 10 letters of no objection has been received from the surrounding neighbours. The lift shaft and the plant room repeat as a departure on every level. Comment from the direct neighbour needs to be confirmed. The proposed street façade is well done, and the applicant will not build out toward the road.

Newly Discussed: Still awaiting comment from neighbour.

To proceed: Await the neighbour's comment, once received, it will be distributed to the committee via email for final comment.

3.2. ERF 322-RE/328/327 SEA POINT 19/21 BICKLEY ROAD: Alterations & Additions: HWC

Departure: N/A – **ASAP**

Description: To add two rooms. Concrete roof terrace behind front parapet wall.

Discussed: This is graded as 3A and the highest heritage grading available. SFB Heritage Specialist considered the proposed plans sensitively done but would like to do a site inspection before issuing comment.

Newly Discussed: The committee's Heritage Specialist did a site visit and met with the architect and their Heritage Specialist. He inspected the interior and exterior and confirmed that there have been several changes made to the original house. The proposed changes will be an improvement on the property and bring more cohesion to the building and be more in keeping with the surrounding houses.

To proceed: LONO

3.3. ERF 1431 THREE ANCHOR BAY 21 CAMBERWELL ROAD: Alts & Add: HWC – ASAP

Departure: N/A

Description: The changes proposed include the addition of a new main bedroom, en-suite bathroom and terrace on the first storey with a screening roof garden.

Discussed: A very detailed heritage report, nondescript house. Changes will only happen at the back of the house. Site visit required.

Newly Discussed: Extension of the family room, the proposed changes will not obstruct any of the heritage and there will be no changes from Camberwell Road. The garage door will be setback as well as the boundary wall on Blackheath Road.

To Proceed: LONO with the suggestion that the garage door will be wooden/or wooden clad to ensure that the garage door detail integrate well with the rest of the features of the house.

3.4. ERF 115 & 116 FRESNAYE 75 KLOOF ROAD: Alterations & Additions: HWC – ASAP

Departure: N/A

Description: Previous application submitted and rejected by The City. Completely reworked application approved by The City and awaiting comment from the SFB Planning Committee. Partial demolition was approved previously.

Discussed: The committee finds beauty in this building and is unconvinced by the heritage report which is a repeat of the previous report that was submitted with the original application. The proposed plans include a new garage, gate, and bulking with significant changes. The gable is an architectural feature that provides a certain presence and should not be altered due to its heritage significance. It is a rarity to see the gable as part of the building and not as the highest point such as suggested in the proposed changes. The committee's heritage specialist feels that this building contains significant heritage value but that the proposed plans shows that it has been done sensitively. The committee studied the extent of the proposed Alterations & Additions and feels strongly that this building should be retained as is due to its Heritage significance. Site visit required.

Newly Discussed: SFB Heritage Specialist did a site inspection and met with the Heritage Specialist who compiled the heritage statement on behalf of the applicant. The committee was presented with new proposed plans and a new heritage statement. The applicant will enclose the balcony, but the majority of the original features will remain as is, including the gables, entrance gate and beautifully articulated stairway while the pool will be redone. The proposed plans include a wraparound porch. This erf is zoned as GR2. The building has lost some coherence over time but with the proposed changes the building will become more cohesive. From a Heritage point, the changes will not dilute the significance of this spectacular building. With the plans sensitively done, the owners are investing in the heritage significance of this building. City Heritage, HWC and the Environmental and Heritage Management departments all support this application.

To Proceed: LONO, but the LONO will only be issued once the approved (signed) plans were submitted to the SFB Planning Committee.

4. Items for comment:

4.1. ERVEN 214/213 SEA POINT 22 KEI APPLE/1 QUENDON ROAD: Demolition: HWC– ASAP

Departure: N/A

Description: Total demolition and consolidation of erven.

Discussed: There are no heritage significance in these buildings and it is currently zoned as GR4. A proposed five storey building will be built on these erven. The committee has no objection to the demolition but needs more information on the consolidation application in order to make an informed decision. DP will investigate the consolidation process to assist with forming comment.

To Proceed: LL to request the applicant if there has been any comment from the neighbours regarding the proposed building (advertised) and to provide more information regarding the consolidation process. LONO for the demolition application.

4.2. ERF 655 BANTRY BAY 15 BROMPTON AVENUE: Demolition: HWC – ASAP

Departure: N/A

Description: Total demolition.

Discussed: The SFB Heritage Specialist is familiar with this site. He considers this building in a very good condition and noted that it should not be much older than 60 years. The Committee needs further photos of the exterior of the building and requests our Heritage Specialist to meet with the applicant on site.

To Proceed: LL to arrange a site visit and requests additional exterior photos. Also inquire if they have comment from The City.

4.3. ERF 1511 THREE ANCHOR BAY 21 GRIMSBY ROAD: Alterations & Adds: HWC – ASAP

Departure: N/A

Description: Adding a bedroom above the existing garage and tying it into the existing top floor.

Discussed: There will be no changes to the front of the building and the back of the

building is nondescript. The applicant has documented this building extensively for the committee and the proposed plans are very sensitively done.

To Proceed: LONO

5. Correspondence

5.1. 15 Kloof Road

LL to craft a letter thanking all residents/businesses/blocks who contributed financially to cover the costs of services employed to assist with the construction of a professional and comprehensive objection.

6. General

6.1. Meeting dates for the remainder of 2018

26 November 2018

10 December 2018

10 December will be the last meeting for 2018.

7. Next Meeting Date:

26 November 2018

8. Close

18:40